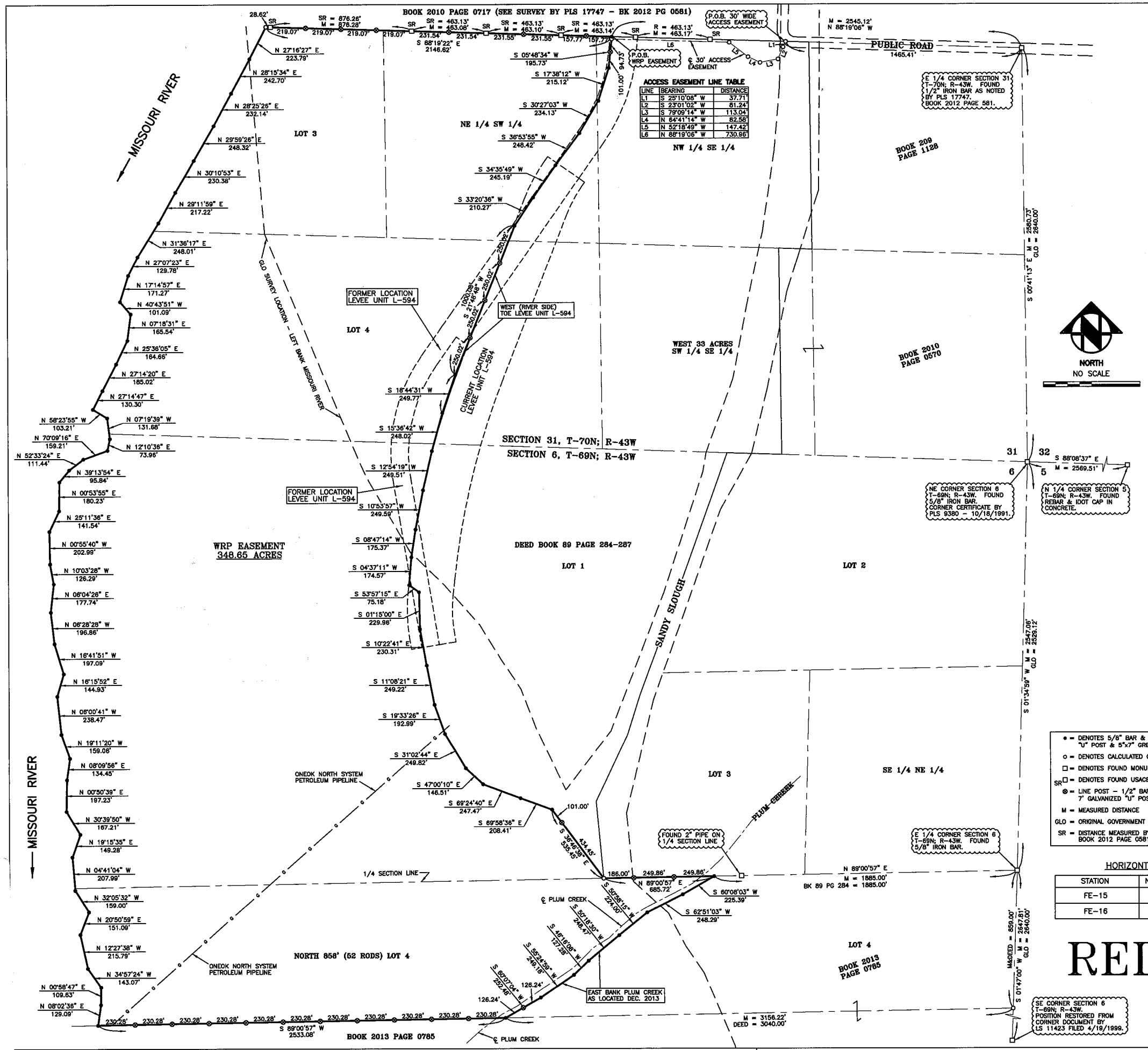
PLAT OF EASEMENT SURVEY



WPR Easement Description

Commencing at the East Quarter Corner of Section 31, Township 70 North, Range 43 West, Fremont County, Iowa; thence with the North Line of the South One Half of said Section 31, North 88 degrees 19 minutes 06 seconds West 2545.12 feet to the Point of Beginning, said point being at the riverside toe of United States Army Corps of Engineers Missouri River Levee Unit L-594; thence with the toe of said Levee Unit the following courses and distances: South 05 degrees 48 minutes 34 seconds West 195.73 feet; thence South 17 degrees 38 minutes 12 seconds West 215.12 feet; thence South 30 degrees 27 minutes 03 seconds West 234.13 feet; thence South 36 degrees 53 minutes 55 seconds West 248.42 feet; thence South 34 degrees 35 minutes 49 seconds West 245.19 feet; thence South 33 degrees 20 minutes 36 seconds West 210.27 feet; thence South 21 degrees 48 minutes 48 seconds West 1000.08 feet; thence South 18 degrees 44 minutes 31 seconds West 249.77 feet; thence South 15 degrees 36 minutes 42 seconds West 248.02 feet; thence South 12 degrees 54 minutes 19 seconds West 249.51 feet; thence South 10 degrees 53 minutes 57 seconds West 249.59 feet; thence South 08 degrees 47 minutes 14 seconds West 175.37 feet; thence South 04 degrees 37 minutes 11 seconds West 174.57 feet; thence South 53 degrees 57 minutes 15 seconds East 75.18 feet; thence South 01 degrees 15 minutes 00 seconds East 229.96 feet; thence South 10 degrees 22 minutes 41 seconds East 230.31 feet; thence South 11 degrees 08 minutes 21 seconds East 249.22 feet; thence South 19 degrees 33 minutes 26 seconds East 192.99 feet; thence South 31 degrees 02 minutes 44 seconds East 249.82 feet; thence South 47 degrees 00 minutes 10 seconds East 146.51 feet; thence South 69 degrees 24 minutes 40 seconds East 247.47 feet; thence South 69 degrees 58 minutes 36 seconds East 208.41 feet; thence departing the toe of said Levee Unit, South 36 degrees 46 minutes 38 seconds East 535.45 feet to the northerly boundary of Lot 4 of Section 6, Township 69 North, Range 43 West, Fremont County, Iowa; thence with said line, North 89 degrees 00 minutes 57 seconds East 685.72 feet to the easterly bank of Plum Creek; thence with said bank the following courses and distances: South 60 degrees 08 minutes 03 seconds West 225.39 feet; thence South 62 degrees 51 minutes 03 seconds West 248.29 feet; thence South 50 degrees 58 minutes 15 seconds West 224.00 feet; thence South 50 degrees 18 minutes 30 seconds West 248.47 feet; thence South 46 degrees 16 minutes 08 seconds West 127.28 feet; thence South 55 degrees 24 minutes 59 seconds West 249.18 feet; thence South 60 degrees 07 minutes 04 seconds West 252.48 feet to the South Line of the North 858 feet of said Lot 4; thence with said line, North 89 degrees 00 minutes 57 seconds West 2533.08 feet to the easterly or left high bank of the Missouri River; thence with said bank the following courses and distances: North 08 degrees 02 minutes 36 seconds East 129.09 feet; thence North 00 degrees 58 minutes 47 seconds East 109.63 feet; thence North 34 degrees 57 minutes 24 seconds West 143.07 feet; thence North 12 degrees 27 minutes 38 seconds West 215.79 feet; thence North 20 degrees 50 minutes 59 seconds East 151.09 feet; thence North 32 degrees 05 minutes 32 seconds West 159.00 feet; thence North 04 degrees 41 minutes 04 seconds West 207.99 feet; thence North 19 degrees 15 minutes 35 seconds East 149.28 feet; thence North 30 degrees 39 minutes 50 seconds West 167.21 feet; thence North 00 degrees 50 minutes 39 seconds East 197.23 feet; thence North 08 degrees 09 minutes 56 seconds East 134.45 feet; thence North 19 degrees 11 minutes 20 seconds West 159.06 feet; thence North 06 degrees 00 minutes 41 seconds West 238.47 feet; thence North 16 degrees 15 minutes 52 seconds East 144.93 feet; thence North 16 degrees 41 minutes 51 seconds West 197.09 feet; thence North 06 degrees 28 minutes 28 seconds West 196.86 feet; thence North 06 degrees 04 minutes 26 seconds East 177.74 feet; thence North 10 degrees 03 minutes 28 seconds West 126.29 feet; thence North 00 degrees 55 minutes 40 seconds West 202.99 feet; thence North 25 degrees 11 minutes 36 seconds East 180.23 feet; thence North 39 degrees 13 minutes 54 seconds East 95.84 feet; thence North 52 degrees 33 minutes 24 seconds East 111.44 feet; thence North 70 degrees 09 minutes 16 seconds East 159.21 feet; thence North 12 degrees 10 minutes 36 seconds East 73.96 feet; thence North 07 degrees 19 minutes 39 seconds West 131.68 feet; thence North 58 degrees 23 minutes 55 seconds West 103.21 feet; thence North 27 degrees 14 minutes 47 seconds East 130.30 feet; thence North 27 degrees 14 minutes 20 seconds East 185.02 feet; thence North 25 degrees 36 minutes 05 seconds East 164.66 feet; thence North 07 degrees 18 minutes 31 seconds East 165.54 feet; thence North 40 degrees 43 minutes 51 seconds West 101.09 feet; thence North 17 degrees 14 minutes 57 seconds East 171.27 feet; thence North 27 degrees 07 minutes 23 seconds East 129.78 feet; thence North 31 degrees 36 minutes 17 seconds East 248.01 feet; thence North 29 degrees 11 minutes 59 seconds East 217.22 feet; thence North 30 degrees 10 minutes 53 seconds East 230.38 feet; thence North 29 degrees 59 minutes 26 seconds East 248.32 feet; thence North 28 degrees 25 minutes 26 seconds East 232.14 feet; thence North 28 degrees 15 minutes 34 seconds East 242.70 feet; thence North 27 degrees 16 minutes 27 seconds East 223.79 feet to the North Line of the South One Half of said Section 31; thence with said line, South 88 degrees 19 minutes 22 seconds East 2146.62 feet to the point of beginning, containing 348.65 acres, more or less.

30' Wide Access Easement

Commencing at the East Quarter Corner of Section 31, Township 70 North, Range 43 West, Fremont County, Iowa; thence with the North line of the South one half of said Section 31 North 88 degrees 19 minutes 06 seconds West, 1465.41 feet to the Point of Beginning said point being the centerline of a public road; thence departing said centerline South 25 degrees 10 minutes 08 seconds West, 37.71 feet; thence South 23 degrees 01 minutes 02 seconds West, 81.24 feet; thence South 79 degrees 09 minutes 14 seconds West, 113.04 feet; thence North 64 degrees 41 minutes 14 seconds West, 82.58 feet; thence North 52 degrees 18 minutes 49 seconds West, 147.42 feet; thence North 88 degrees 19 minutes 06 seconds West, 730.96 feet to the point of terminus for said centerline.

I HEREBY CERTIFY that this land surveying document was prepared by me, or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

1-16-14

Troy L. Hayes, P.L.S.

Date: January 16, 2014 Reg. No. 16564

My registration expires Dec. 31, 2014

TROY L. HAYES 16564 LICENSED LAND SURVEYOR

Note No. 1: Bearings for the attached survey are in reference to Iowa South Zone Grid Bearings 1983 as determined by GPS observation of Fremont County Control Monuments 15 and 16.

Note No. 2: Distances shown on the attached survey are measured at ground level. Project scale factor is 1.000070004. To calculate State Plane (Grid) distances, divide Ground distances (G) by the Project scale factor. (G/1.000070004)

LEGEND

- ● = DENOTES 5/8" BAR & LS 16564 CAP SET WITH 7' GALVANIZED "U" POST & 5"x7" GREEN NRCS EASEMENT SIGN
- ○ = DENOTES CALCULATED CORNER
- □ = DENOTES FOUND MONUMENT
- SR□ = DENOTES FOUND USACE MONUMENT SET BY STEVE E. ROBERTS, PLS 17747
- ⊗ = LINE POST – 1/2" BAR & LS 16564 PLASTIC CAP SET WITH 7' GALVANIZED "U" POST & 5"x7" GREEN NRCS EASEMENT SIGN
- M = MEASURED DISTANCE
- GLO = ORIGINAL GOVERNMENT SURVEY DISTANCE
- SR = DISTANCE MEASURED BY STEVE E. ROBERTS, PLS 17747 BOOK 2012 PAGE 0581

HORIZONTAL CONTROL REFERENCE

STATION	NORTHING (SPC FT)	EASTING (SPC FT)
FE-15	318536.58	998119.43
FE-16	297736.43	1000099.56

REDUCED

JENNIFER L MCALLISTER, RECORDER
FREMONT COUNTY IOWA

Document 20140233
Book 2014 Page 0233 Type 03 010 Pages 1
Date 2/24/2014 Time 11:02:44AM
Rec Amt $7.00

Year 2014 Document 0233
1 of 1

DESIGN T.H.	NATURAL RESOURCES CONSERVATION SERVICE	PROPERTY OWNER: J. BOYD FARMS LTD.	MIDLAND SURVEYING
DRAWN E.G.	WETLAND RESERVE PROGRAM	SECTION 6, T-69N; R-43W & SECTION 31, T-70N; R-43W, FREMONT CO, IOWA	LAND SURVEYORS - PLANNERS
CHECKED T.H.		WRP Agreement No: 66-6114-13-01DCK	501 North Market, Maryville, MO 64468 ph. (660) 582-8633 fax (660) 582-7173
PLOT SCALE NO SCALE			4784 Frederick Blvd, St. Joseph, MO 64506 ph. (816) 233-7900 fax (816) 233-4852

CONTRACT No. 66-6114-13-01DCK
DATE JANUARY 16, 2014
FILE NAME NRCS-BOYD_FARMS

SHEET 1 OF 2 SHEETS